

ASSIGNMENT OF VACANT LAND/FARM AND RANCH
CONTRACT TO BUY AND SELL REAL ESTATE

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and adequacy of which is hereby acknowledged, RUSSCOR FINANCIAL, INC., an Arizona corporation ("Purchaser"), does hereby assign, grant and convey all rights, title and interest of Purchaser under that certain Vacant Land/Farm and Ranch Contract to Buy and Seller Real Estate dated December 22, 1993 and Addendums thereto (collectively the "Agreement") with RICO DEVELOPMENT CORPORATION, a Colorado corporation as Seller, to RICO PROPERTIES LIMITED LIABILITY COMPANY, a Colorado limited liability company ("Assignee").

The parties hereto agree to accept a facsimile copy of this Assignment with signatures thereon as a fully-executed counterpart.

This Assignment may be executed in any number of counterparts; all such counterparts shall be deemed to constitute one and the same instrument, and each of said counterparts shall be deemed an original hereof.

Assignee agrees to indemnify Purchaser with regard to any costs, including commissions, relating to the Agreement.

DATED this 31 day of MARCH, 1994.

RUSSCOR FINANCIAL, INC.,
an Arizona corporation

By: 
ROBERT R. RUSSELL,
President

**SELLER HEREBY CONSENTS
TO AND ACCEPTS THE
FOREGOING ASSIGNMENT:**

RICO DEVELOPMENT CORPORATION,
a Colorado corporation

By: 
WAYNE WEBSTER, President

**ASSIGNEE HEREBY ACCEPTS
THE FOREGOING ASSIGNMENT**

RICO PROPERTIES LIMITED
LIABILITY COMPANY, a
Colorado limited liability
company

By: 
RICHARD M. THIELE,
Manager